



5 Kingswood Avenue, Wychwood Park, Weston CW2 5QY





A truly exceptional Georgian style three storey detached residence of impeccable style and character situated in a premium position along a tree-lined avenue upon the prestigious Wychwood Park affording stunning accommodation of considerable appeal. Viewing highly recommended.

- A stunning Regency style three storey detached residence
- Within a lovely tranquil position at the head of a tree-lined avenue
- Standing in a prime position upon the prestigious Wychwood Park
- Delightfully enhanced and impeccably appointed over three floors
- Incorporating significant style and design throughout
- Exceptional open plan living family dining kitchen
- Pillared porch, gracious reception hall, sitting room, study and first floor lounge
- Master bedroom suite with dressing area and en-suite, four second floor bedrooms, luxurious bathroom and Jack and Jill bathroom
- Balcony to first floor landing, first floor laundry room
- South West facing gardens bordering woodlands and lake

Agents Remarks

This superbly appointed and situated superior detached house stands in a highly favoured position upon Wychwood Park and provides well arrayed and appointed accommodation of character. The Park is highly prized for its overall design and increasingly attractive setting with delightful maturing trees and open green areas within undulating countryside benefiting from an abundance of wildlife, lovely walks, security entrance gates, a recently upgraded luxury hotel, golf clubhouse with restaurant and bar as well as a superb 18 hole PGA standard golf course. The park is well situated for the commuter being close to the M6 motorway and Crewe mainline railway station and the park stands within delightful undulating countryside in South Cheshire. The area is highly prized for its pleasant villages and sporting pursuits.

Property Details

The property commands a prominent position and stands behind ornate wrought iron fencing to the front with a block paved double driveway leading to an attached double garage. A wide cobble edged Indian stone path leads to:



Impressive Pillared Georgian Style Porch

With a handsome period style front door allowing access to:

Reception Hall

A delightful entrance to the property with a spindle staircase ascending to first and second floors, attractive tiled flooring throughout, half panelled walling, ornate coved ceiling, panel door to cloaks cupboard, panel door to under stairs cupboard, panel door to deep storage cupboard, radiator and a further panel door leads to:

Cloakroom

With WC, attractive vanity wash basin incorporating cupboard beneath, chrome towel radiator, half height panelled walling and double glazed window to rear elevation.

From the Reception Hall double panel doors lead to:

Sitting Room 15' 0" x 12' 8" (4.58m x 3.86m)

A lovely room with a coal effect living flame gas fire inset within attractive surround upon slate hearth, ceiling rose, sectional double glazed sash window to front elevation, column radiator and ornate coved ceiling.

From the Reception Hall a panel door leads to:

Open Plan Living Family Dining Kitchen 24' 2" max x 30' 7" (7.36m max x 9.32m)

A spectacular room of delightful design and style, full of light from windows to both front and rear elevations.

Living Area

With a fully appointed media wall incorporating shelving and cupboards, moulded coved ceiling, double glazed sash window to front elevation, sectional double glazed doors to rear elevation with windows to either side, column radiator, attractive tiled flooring and ceiling roses.

Dining Area

With double glazed sash window to front elevation and column radiator.

Kitchen Area

Comprehensively equipped with a stunning range of high quality shaker style base and wall mounted units, attractive marbled working surfaces with upstands, double Belfast enamel sink with mixer tap and incorporating a boiling tap, integrated dishwasher, integrated fridge and freezer, integrated pantry unit, integrated butlers cupboard with shelving and folding pantry doors to front, two column radiators, attractive kitchen range within chimney recess and surround and a large marble topped central dining island with cupboards to side and beneath.

From the Living Area a panel door leads to:



Rear Hall

With full width and height fitted cupboards incorporating shelving, a wall mounted gas fired central heating boiler and a door to outside.

From the Reception Hall a panel door leads to:

Rear Study/Versatile Room 8' 6" x 9' 6" (2.59m x 2.89m)

With Oak flooring, half height panelled walling, coved ceiling and sectional double glazed doors to rear gardens.

From the Reception Hall a spindle staircase with exposed Oak handrail ascends to:

First Floor Landing

With a staircase ascending to second floor, sectional double glazed doors to front elevation leading to an extended balcony, half height panelled walling, column radiator and sectional glazed doors lead to:

First Floor Lounge 24' 2" x 12' 7" (7.37m x 3.84m)

Exceptionally well appointed with a coal effect living flame gas fire inset within surround upon raised granite hearth, full height panelled walling, sectional double glazed windows to two elevations, sectional double glazed doors to Juliet balcony and Oak flooring.

Master Bedroom 13' 9" x 12' 7" (4.20m x 3.84m)

Delightfully appointed with sectional double glazed doors to Juliet balcony to front elevation, coved ceiling, panel door to airing cupboard incorporating shelving, full height panelled wall, column radiator and open access leads to:

Dressing Area 10' 1" x 5' 9" (3.07m x 1.76m)

With two built-in wardrobes, column radiator, sectional double glazed window to rear elevation and a panel door leads to:

En-Suite Bathroom 10' 1" x 7' 5" (3.07m x 2.26m)

Beautifully appointed with a freestanding bath with wall mounted central shower tap, column radiator, WC, wash basin with cupboards beneath, tiled flooring, wide walk-in shower enclosure incorporating large rainfall shower over and sectional double glazed window.

Laundry Room 8' 4" x 8' 2" (2.54m x 2.50m)

With full height cupboards incorporating shelving, plumbing for washing machine, vent for tumble drier, sectional double glazed window to rear elevation, tiled flooring, coved ceiling and radiator.

Second Floor Landing

With radiator, half height panelled walling, panel door to cupboard incorporating vented cylinder system and a panel door leads to:

Bedroom Three 12' 0" x 12' 7" (3.66m x 3.84m)

With sectional double glazed windows to front and side elevations, radiator, coved ceiling and range of built-in wardrobes.



Bedroom Two 11' 11" max x 12' 9" (3.63m max x 3.88m)

With a sectional double glazed window to rear elevation, radiator, range of built-in wardrobes, coved ceiling and panel door to Jack and Jill Shower Room.

Bedroom Five 11' 11" max x 9' 5" (3.64m max x 2.88m)

With a sectional double glazed window to front elevation, radiator, range of built-in wardrobes and coved ceiling.

Family Bathroom 5' 3" x 11' 7" (1.60m x 3.54m)

With a panelled bath incorporating central taps, wash basin upon stand with cupboards beneath, tiled flooring, walk-in shower enclosure and a sectional double glazed window to front elevation.

Bedroom Four 11' 10" x 12' 7" (3.61m x 3.84m)

With a range of built-in wardrobes, sectional double glazed windows to side and rear elevations, radiator and a panel door leads to:

Jack and Jill Shower Room 8' 5" x 8' 4" (2.56m x 2.54m)

With a full width shower enclosed incorporating overhead shower, WC, wash basin with cupboards beneath, herringbone Oak effect tiled flooring and double glazed sash window to rear elevation.

Externally

The property stands within a tranquil cul-de-sac location at the head of a tree-lined avenue with woodland and a lake to the rear. The gardens to the front are set behind wrought iron railings and a double width block paved driveway stands to the side of the house and leads to an attached double garage. The rear gardens enjoy South West facing aspects with an extensive lawn and large paved patio terracing.

Attached Double Garage 17' 8" x 17' 11" (5.38m x 5.46m)

With double doors to front, light, power and rear personal door.

Tenure

Freehold.

Services

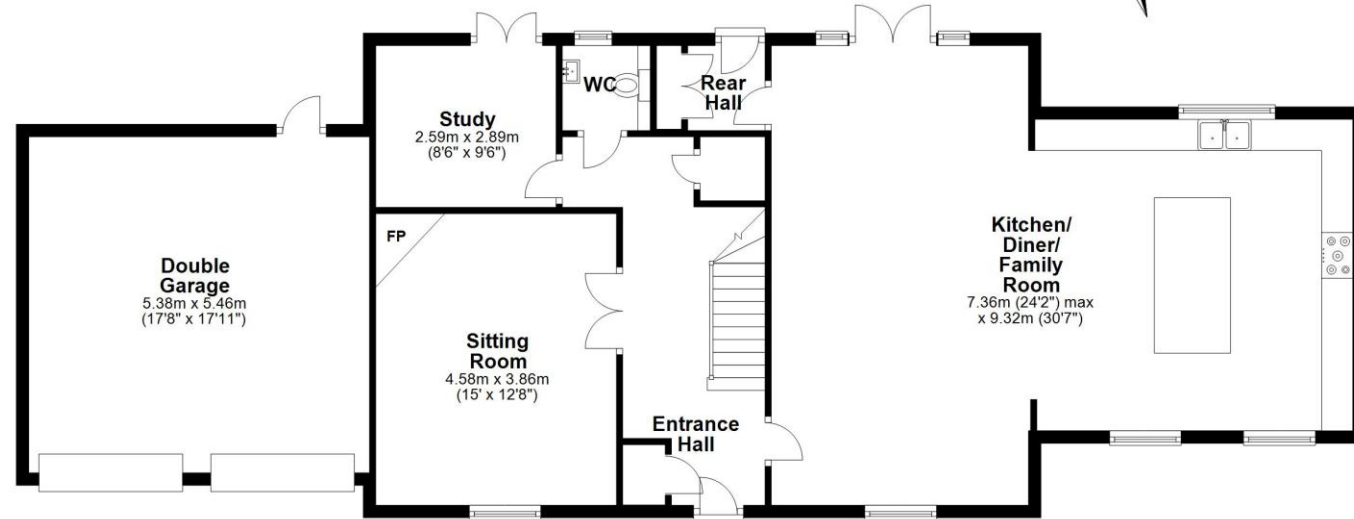
Mains gas, water and electricity (not tested by Cheshire Lamont).

Directions

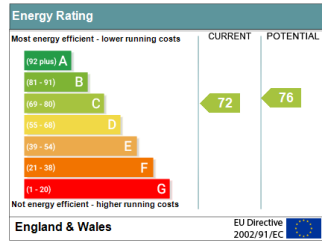
Proceed along Hospital Street going straight over both roundabouts and continue along London Road, continue over the level crossing and straight on at the traffic lights. At the roundabout turn right and take the A500 through Shavington, Hough and Chorlton. Turn right at the roundabout in the direction of Keele. Turn right at the next roundabout into Wychwood Park, turn right and take the first right turn. Turn right again along Kingswood Avenue where the property is situated opposite you.



Ground Floor
Approx. 132.5 sq. metres (1426.2 sq. feet)

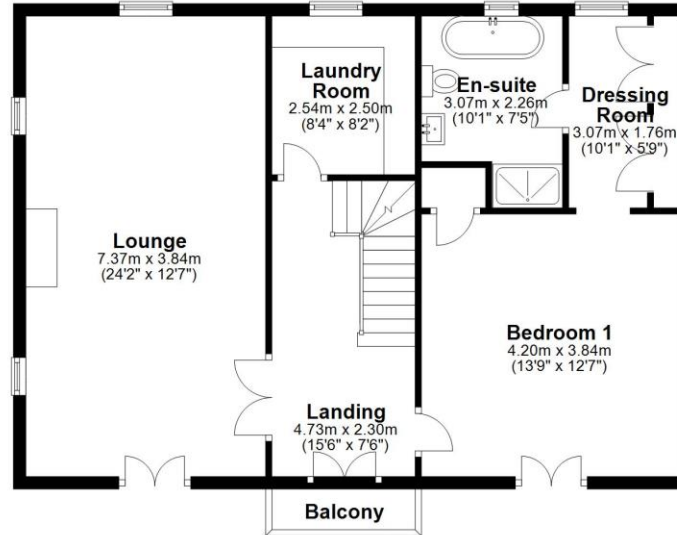


Address: 5 Kingswood Avenue, Weston, CREWE, CW2 5QY
RRN: 2236-3039-7206-9844-4204



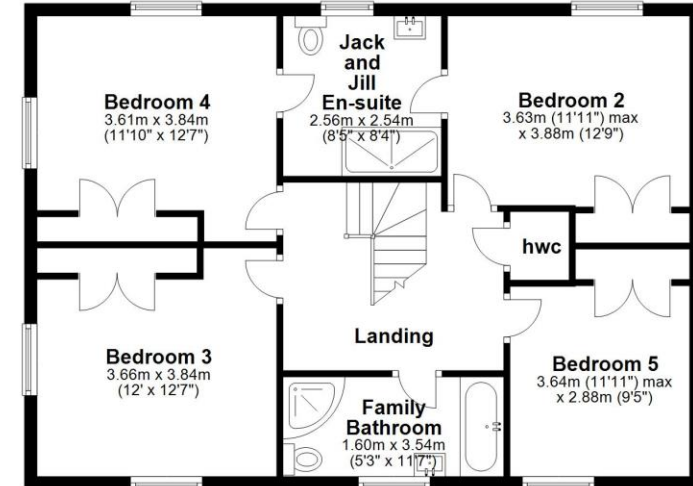
First Floor

Approx. 77.7 sq. metres (835.8 sq. feet)



Second Floor

Approx. 77.1 sq. metres (830.3 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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